

*** Well presented two bedroom maisonette benefitting from garage in nearby block, residents parking and separate enclosed rear garden.***

The Accommodation Comprises:
Obscured UPVC double glazed front door to:

Entrance Hall
Stairs to First Floor.

First Floor Landing
Storage recess, double doors to:

Lounge/Diner 17' 6" x 10' 6" max (5.33m x 3.20m)
UPVC double glazed window to front elevation, coved ceiling, radiator, space for table and chairs, opening to stairs to second floor.

Kitchen 6' 11" x 13' 10" (2.11m x 4.21m)
Two UPVC double glazed windows to rear elevation, coved ceiling, wall mounted boiler, fitted with a range of base cupboards and matching eye level units, roll top work surface, stainless steel sink unit with mixer tap, integrated electric oven and gas hob, space and plumbing for washing machine, space for fridge/freezer, larder cupboard, further storage recess.

Second Floor Landing:
Storage cupboard.

Bedroom One 10' 10" x 10' 6" (3.30m x 3.20m)
UPVC double glazed window to front elevation, radiator, built-in wardrobe.

Bedroom Two 10' 6" max x 7' 6" (3.20m x 2.28m)
UPVC double glazed window to rear elevation, radiator, built-in wardrobe.

Bathroom 7' 7" x 4' 10" (2.31m x 1.47m)
Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower connection off, tiling to half wall, chrome ladder-style radiator.

Outside
The property benefits from a garden to the rear of the property, enclosed with brick wall and panelled fencing, gate providing pedestrian access, mainly laid to artificial lawn with patio area.

The property also benefits from a garage located in a nearby block.

Vendor Information
The Vendor has advised the following information (which should be verified by your legal representative before exchange of contracts):

Lease: 88 years remaining
Ground Rent: ~£300 p.a.
Service Charge: N/A

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains Sewerage - Mains
For Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>
To check flood risk: www.gov.uk/check-long-term-flood-risk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold
Council Tax Band: A



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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DRAFT DETAILS

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